



**Connells**

Westminster Road  
Handsworth Birmingham



Westminster Road  
Handsworth Birmingham B20 3LU

for sale offers in the region of  
**£295,000**



### Property Description

A Very Well Presented and Maintained Four Bedroom and Three Storey Townhouse. This versatile and deceptive Family Home really needs you to view to appreciate. This property offers spacious modern living over Three Floors which includes a Downstairs WC to the Ground Floor along with a Shower Room, Two Bedrooms to the First Floor and Two Further Bedrooms to the Second Floor. We also have a WC Cloakroom to Ground Floor and Shower and WC to the First Floor with a Bath and a Shower to the Second.

Clos eto Local Schools, Shopping Amenities with easy access to the City Centre.

### Welcome Hall

### Lounge

16' 2" x 10' 1" ( 4.93m x 3.07m )

### Kitchen

15' 4" x 9' 5" ( 4.67m x 2.87m )

### Shower Room

### Bedroom One

9' 3" x 8' 10" ( 2.82m x 2.69m )

### Bedroom Two

9' 4" x 8' 11" ( 2.84m x 2.72m )

### Bedroom Three

14' 1" x 9' 9" ( 4.29m x 2.97m )

### Bedroom Four

20' 5" x 12' 9" ( 6.22m x 3.89m )

### Shower Bathroom













This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/GBR311183](http://connells.co.uk/Property/GBR311183)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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